



City of
Rockville
Get Into It

Historic District Commission Staff Report: Evaluation of Significance HDC2012-00555, 402 Beall Avenue

MEETING DATE: 10/20/11

REPORT DATE: 10/13/11

FROM: Robin D. Ziek, Preservation Planner
Planning
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APPLICATION DESCRIPTION: Evaluation of Historic Significance,
in consideration of demolition of
entire structure

APPLICANT: Cathy Sun
21507 Manor View Circle
Germantown, MD 20876
[Rob Shapiro, Agent]

FILING DATE: 8/17/11

RECOMMENDATION: Finding that the property at 402 Beall Avenue fails to meet any of the adopted criteria for historic significance, I move that this property is not recommended for historic designation.

EXECUTIVE SUMMARY: Per 25.14.01.d.1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner contemplates full demolition of the dwelling and so requests. Staff provides historic research and makes a recommendation to the HDC concerning the historic significance of the subject property.



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RECOMMENDATION

Finding that the property at 402 Beall Avenue fails to meet any of the adopted criteria for historic significance, I move that this property is not recommended for historic designation.

SITE DESCRIPTION

Location: 402 Beall Avenue (see Attachment 1)

Applicant: Cathy Sun, Owner [Rob Shapiro, Agent]

**Land Use
Designation:** Residential (see Attachment 2)

Zoning District: R-60 (see Attachment 3)

Existing Use: Residential

Parcel Area: 7,500 sf

Subdivision: West End Park, Sec 3

**Building Floor
Area:** 864 sf

Dwelling Units: 1

Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-60	Public Buildings	Public Buildings
East	R-60	Detached Residential High Density	Detached Residential High Density
South	R-60	Detached Residential High Density	Detached Residential High Density
West	R-60	Detached Residential High Density	Detached Residential High Density

Site Analysis:

- The subject property is located on the center parcel in a short block that is directly across from Beall Elementary School. There are single family homes to either side of the subject property. The house is centrally located on a lot measuring 50' x 150'. The topography is relatively flat.



PROJECT DESCRIPTION

Previous Related Actions

- None

Proposal

Evaluate the historic significance of the property, at the request of the owner.

PROJECT ANALYSIS

The house is a 1-1/2 story Minimal Traditional dwelling, constructed in 1956 according to state tax records. The house has a main side gable roof covered with asphalt shingles. The single-width front door is centrally located on the front façade. To the right of the front door, there is a front-facing gable element with a brick chimney centrally located between two double hung windows. There is an open concrete stoop in front of the entrance door rather than a porch. A paired grouping of double-hung windows is placed along the left side of the front elevation. The house has a brick perimeter foundation, and there is a basement. The house is covered with vinyl beaded horizontal lapped siding. The double-hung windows are replacement vinyl

windows, protected with triple-track storm windows. The windows are decorated with flanking vinyl shutters nailed into the siding.



Historic Resources

The building is not included in the *Historic Buildings Catalog*. Deed research indicates that the property was open land in 1946, when it sold for \$250 [see below, p.6]. From 1952 – 1968, the property was owned by the American Home Mutual Life insurance Co. In 1968, the house was sold to Lee Roy W. Fink, who also incurred a \$13,000 debt for a Deed of Trust, or mortgage on the property. This is consistent with housing costs in the 1960s, where, for example, a new 3-bedroom brick house in Frederick Maryland cost \$19,900 in 1966. The deed research therefore shows that there was a house at this property by 1968.

The Sanborn maps provide additional information in terms of a construction date: in 1949, there was no house on this lot although there were houses on the two adjacent lots. In 1960, the subject property is shown with the house, therefore confirming that there was a house here by 1960, and that it is likely that it was constructed while the American Home Mutual Life Insurance Co. owned the property.

Deed Research

Liber/Folio	Date	Grantor	Grantee
	1890	Copp	
	1900	Vinson / Bouic	
1030/129	7/26/1946 (\$250)	J. Vinson Peter & Gertrude Peter; Frances P. Bouic & Albert M. Bouic; Mary G. Peter	Andrew Leehy Norris & Alice Isabel Norris
1194/342	10/1/1948	Andrew Leehy Norris & Alice Isabel Norris	Will Stackhouse Jr. & Louise S. Stackhouse; Edward C. Mullican & Helen M. Mullican
1565/13	8/22/1951	Edward C. Mullican & Helen M. Mullican	Will Stackhouse Jr. & Louise S. Stackhouse
1680/501	7/2/1952	Will Stackhouse Jr. & Louise S. Stackhouse	American Home Mutual life Insurance Co.
3710/654	1/29/1968	American Home Mutual life Insurance Co.	Lee Roy W. Fink [unmarried]
3717/339	3/5/1968 [with Deed of Trust for \$13,000]	Lee Roy W. Fink [unmarried]	Stephen R. & Cynthia S. Creyke
4208/48	4/24/1972	Stephen R. & Cynthia S. Creyke	John Barry Kelly II & Elizabeth Ann Kelly
5383/708	8/22/1979 [\$70,000]	John Barry Kelly II & Elizabeth Ann Kelly	Timothy P. & Pamela W. McTighe
40145/323	10/8/2010	Timothy P. & Pamela W. McTighe	Cathy Qiping Sun

COMMUNITY OUTREACH

- Sign posted on property 16 days prior to the public meeting
- Postcard notices mailed out to adjacent property owners within 500 feet of the property 16 days prior to the public meeting
- HDC Agenda posted on the city's web site one week prior to the public meeting

FINDINGS

Evaluation of Significance for demolition: Sec.25.04.01(c) and Sec.25.14.01.d.01(b)

The HDC is asked to evaluate the historic significance of the property according to their adopted Criteria, which considers historic significance of associated people, events, trends, unique characteristics of the property.

Evaluation of Significance: Sec.25.14.d.03

Staff provides an assessment of the property based on the adopted Criteria for historic designation, for HDC review.

CITY OF ROCKVILLE

HISTORIC DISTRICT DESIGNATION CRITERIA: Assessment of 402 Beall Avenue

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- A. Is the site of a significant historic event. *No.*
- B. Is identified with a person or a group of persons who influenced society. *No.*
- C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in Management Plan)

No, the property was built as in-fill, and is only one of thousands of post-WW II homes built within the City of Rockville.

- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, the property does not convey the story of the Post-WWII development.

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction. *No.*
While this is an example of Post WWII development, it is not a prototype.
- B. Represents the work of a master. *No.*
- C. Possesses high artistic values. *No.*
- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *This applies to multi-site historic districts, and is not applicable in this case.*
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. *No.*

III. Structural Integrity: *Not applicable*

"Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.)

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

IV. Level of site significance: *Not applicable*

Local:

State

National:

ATTACHMENTS

- 1. Aerial Map
- 2. Zoning Map
- 3. Application
- 4. Research materials

Attachment 1: Aerial



Attachment 2: Zoning

Case Number: enter here

Project Name: enter here

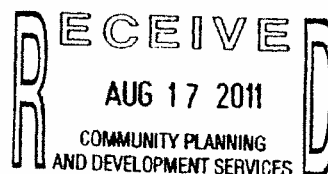
Address: enter here

Date: enter here

Legend

<ul style="list-style-type: none"> R-400 - Residential Estate R-200 - Suburban Residential R-150 - Low Density Residential R-90 - Single Unit Detached Dwelling, Restricted Residential R-75 - Single Unit Detached Dwelling, Residential R-60 - Single Unit Detached Dwelling, Residential R-40 - Single Unit Semi-detached Dwelling, Residential 	<ul style="list-style-type: none"> RMD-10 - Residential Medium Density RMD-15 - Residential Medium Density RMD-25 - Residential Medium Density PD - Planned Development IL - Light Industrial PAFZ - Park Zone MXB - Mixed-Use Business 	<ul style="list-style-type: none"> MXC - Mixed-Use Commercial MXCD - Mixed-Use Corridor District MXE - Mixed-Use Employment MXNC - Mixed-Use Neighborhood Commercial MXT - Mixed-Use Transition MXTD - Mixed-Use Transit District
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★ Project Location



Historic Significance Evaluation of Property for Demolition

Property Address: 402 Beall Ave. Rockville, MD 20850

Your Name: Cathy Sun

Are you the property owner? Yes ☒ No ☐ (the current owner must authorize this action.)

If you are not the owner, please list the name and mailing address of the owner(s): *

Your mailing address if different from above:

Daytime telephone number: 301-528-2265 Home telephone: _____

Property Type: Single-family residence ☒ Commercial Building ☐
Other ☐

Year Built (if known): _____

Architect/Builder (if known): _____

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes ☐ No ☒

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

I hereby request that the property at 402 Beall Ave be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.

Signature [Signature] Date 8-16-11

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 8/17/2011 Assigned to Robin Z

HDC2012-00555

Maryland Department of Assessments and Taxation
Real Property Data Search - rws.1a)
MONTGOMERY COUNTY

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Account Identifier: District - 04 Account Number - 00229297

Owner Information

Owner Name: SUN CATHY QINPING **Use:** RESIDENTIAL
Mailing Address: 21507 MANOR VIEW CIR **Principal Residence:** NO
GERMANTOWN MD 20876- **Deed Reference:** 1) /40145/ 00323
2)

Location & Structure Information

Premises Address **Legal Description**
402 BEALL AVE WEST END PARK SEC 3
ROCKVILLE 20850-0000 5383/708

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR12	0000	0000		0234		6	3	1	

Town ROCKVILLE

Special Tax Areas **Ad Valorem**
Tax Class 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	864 SF	7,500 SF	111

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	338,570	277,000		
Improvements:	87,130	74,000		
Total:	425,700	351,000	351,000	351,000
Preferential Land:	0			0

Transfer Information

Seller: MCTIGHE TIMOTHY P	Date: 10/08/2010	Price: \$253,000
Type: ARMS LENGTH IMPROVED	Deed1: /40145/ 00323	Deed2:
Seller:	Date: 02/27/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08713/ 00806	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

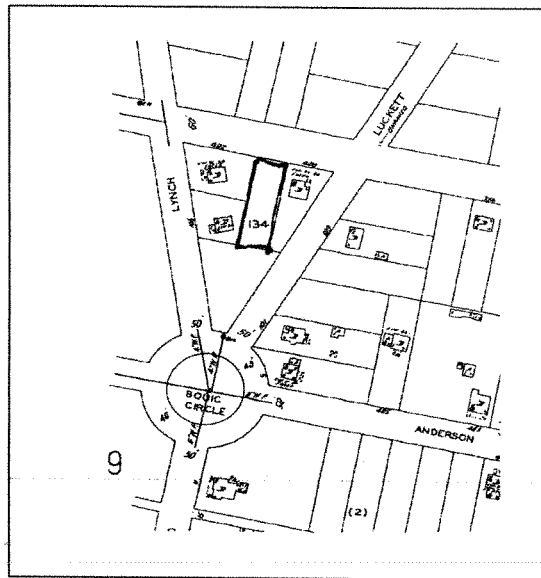
Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	0.00
State	000	0.00	0.00
Municipal	000	0.00	0.00

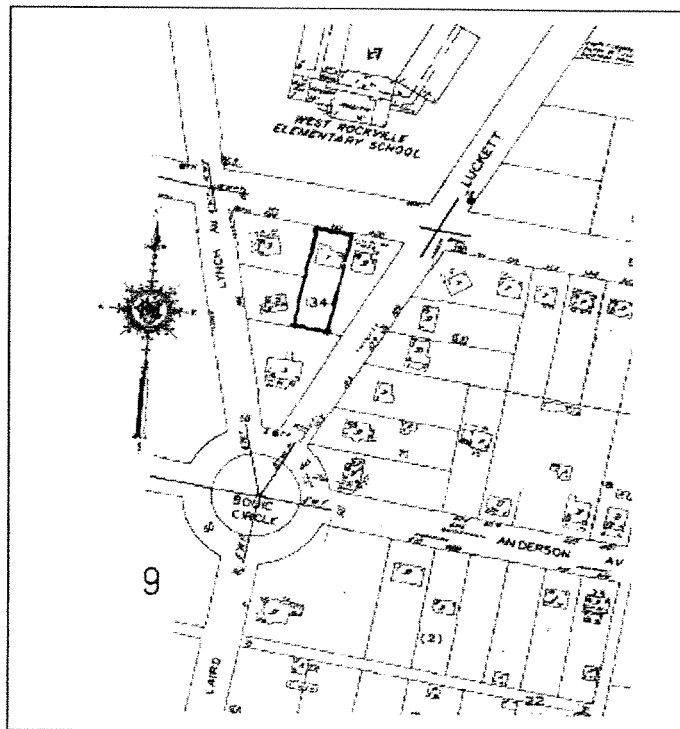
Tax Exempt:
Exempt Class:

Special Tax Recapture:

1949 Sanborn map



1960 Sanborn map



10/5/11